

**REMAINDER OF BLOCK 10 (NOT INCLUDED)**

**FOUND 5/8" IRON ROD**

**SET 1/2" IRON ROD AND CAP "NEXGEN 8111"**

**L1(M)**

**FENCE 1.6' S 0.9' W**

**50.00'(D)**

**FOUND 5/8" IRON ROD**

**AERIAL PHOTOGRAPH (NOT-TO-SCALE)**

**25.0'**

**FOUND NAIL AND DISK**

**N01° 32' 28" W 135.00'(D)**

**S01° 32' 28" E 135.00'(D)**

**PORTION OF BLOCK 10 (INCLUDED) VACANT LOT # 617 AREA: 5399.41 SQ. FT.**

**FENCE 0.8' W**

**REMAINDER OF BLOCK 10 (NOT INCLUDED)**

**FOR RIGHT-OF-WAY BY OCCUPATION (NOT INCLUDED) LESS THE W 10' OF BLOCK 10**

**NORTHWEST 7th AVENUE**

**20' ASPHALT ROADWAY / 40' RIGHT-OF-WAY**

**25.0'**

**P.O.B.**

**10.0'**

**WM**

**L2(M)**

**FOUND 1/2" IRON ROD W/CAP ILLEGIBLE BASIS OF BEARINGS**

**5' SIDEWALK 50.00'(D)**

**FOUND 5/8" IRON ROD**

**POINT OF INTERSECTION FOUND NAIL AND DISC ILLEGIBLE**

**DRIVEWAY**

**25.0'**

**24' ASPHALT ROADWAY 50' RIGHT-OF-WAY**

**276.39'(D)**

**BLOCK CORNER SET NAIL AND DISC "NEXGEN 8111"**

**THOMAS AVENUE (PLAT)**

**NORTHWEST 2nd STREET (FIELD)**



**LEGAL DESCRIPTION OF: 617 NW 2ND ST, DELRAY BEACH, FL. 33444**

THE WEST 50 FEET OF THE SOUTH 135 FEET OF BLOCK 10, MAP OF THE TOWN OF LINTON, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 10 FOR A POINT OF BEGINNING; THENCE NORTH 135 FEET; THENCE EAST 50 FEET; THENCE SOUTH 135 FEET; THENCE WEST 50 FEET TO THE POINT OF BEGINNING, IN THE TOWN OF DELRAY BEACH (FORMERLY LINTON), ACCORDING TO THE PLAT NOW ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA.

**CERTIFIED TO:**

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, A FLORIDA PUBLIC BODY CORPORATE AND POLITIC CREATED PURSUANT TO SECTION 163.356 F.S.  
CHICAGO TITLE INSURANCE COMPANY  
GOREN, CHEROF, DOODY & EZROL, P.A.

**FLOOD ZONE:**

12099C0979F  
ZONE: X  
EFF: 10/05/2017

**SURVEY NOTES:**

- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCE CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.
- COMMUNITY SIDEWALK CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.

**LEGEND**

A/C	-AIR CONDITIONER
WM	-WATER METER
AL	-ARC LENGTH
(C)	-CALCULATED
(M)	-MEASURED
P.O.B.	-POINT OF BEGINNING
P.O.C.	-POINT OF COMMENCEMENT
&	-AND
P.B.	-PLAT BOOK
PG	-PAGE
U.E.	-UTILITY EASEMENT
D.E.	-DRAINAGE EASEMENT
P.U.E.	-PUBLIC UTILITY EASEMENT
L.A.E.	-LIMITED ACCESS EASEMENT
L.M.E.	-LAKE MAINTENANCE EASEMENT
O.H.E.	-OVERHEAD EASEMENT
R	-RADIUS
(R)	-RECORD
O.R.B.	-OFFICIAL RECORDS BOOK
Sq.Ft.	-SQUARE FEET
Ac.	-ACRES
DB	-DEED BOOK
(D)	-DEED
(P)	-PLAT
EOW	-EDGE OF WATER
TOB	-TOP OF BANK
OHL	-OVERHEAD LINE
C/O	-CLEAN OUT
ELEV	-ELEVATION
FF	-FINISHED FLOOR
LS	-LICENSED SURVEYOR
LB	-LICENSED BUSINESS
PSM	-PROFESSIONAL SURVEYOR & MAPPER
— x —	-FENCE
#	-NUMBER
±	-PLUS OR MINUS
□	-ASPHALT
□	-CONCRETE
□	-PAVER/BRICK
□	-WOOD
⊙	-LIGHT POLE
⊙	-WELL
⊙	-WATER VALVE
⊙	-CENTER LINE
⊙	-CATCH BASIN
⊙	-FIRE HYDRANT
⊙	-UTILITY POLE
⊙	-MANHOLE
⊙	-ELEVATION

SOME ITEMS IN LEGEND MAY NOT  
APPEAR ON DRAWING.

**GENERAL NOTES:**

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

**LB 8111**

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